



BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -
2ND FLOOR

111 NW 1 Street, Miami

Thursday, May 25, 2006 at 9:30 a.m.

PREVIOUSLY DEFERRED

DISTRICT

A.	05-9-CZ15-4	LE DEVELOPMENT LIMITED This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been revised and rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.	05-93	17-56-40	N	8
B.	05-10-CZ15-4	LE DEVELOPMENT, LTD. This item scheduled for Community Zoning Appeals Board #15 (CZAB-15) on 10-24-05, was cancelled due to Hurricane Wilma. It has been rescheduled to this Board due to the municipal incorporation of a portion of the CZAB-15 area.	05-97	17-56-40	N	8
C.	06-4-CC-3	SILVER PALM HOLDINGS OF HOMESTEAD LLC	05-245	24-56-39 & 18/19-56-40	N	8

APPEALS

DISTRICT

1.	05-5-CZ10-3	8TH STREET HOLDINGS, LLC F/K/A: FRANK & GEORGETTE BREIVOGEL	04-389	11-54-40	N	6
2.	06-1-CZ14-1	REDLANDS COVE DEVELOPMENT, L.L.C.	05-94	33-56-39	N	8
3.	06-1-CZ14-5	CORREA VENTURES, INC. F/K/A: NEWFOREST LANDSCAPING, INC.	05-267	14-57-38	N	8

2. REDLANDS COVE DEVELOPMENT, LLC
(Applicant)

06-1-CZ14-1 (05-94)
BCC/District 8
Hearing Date: 5/25/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Redlands Cove Development, L.L.C.

PH: Z05-94 (06-1-CZ14-1)

SECTION: 33-56-39

DATE: May 25, 2006

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

Redlands Cove Development, L.L.C. is appealing the decision of Community Zoning Appeals Board #14, which denied without prejudice the following:

AU to EU-S

o SUMMARY OF REQUEST:

The applicant requested and was denied a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate Single-family District. The applicants are appealing this denial.

o LOCATION:

The southeast corner of SW 276 Street & SW 157 Avenue, Miami-Dade County, Florida.

o SIZE: 10.31 Net Acres

o IMPACT:

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located within, and approximately two (2) miles east of and three quarters (3/4) of a mile south of the Urban Development Boundary line.

2

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; Avocado grove

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; single-family residence
EU-1; vacant

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; vacant field

Estate Density Residential, 1 to 2.5 dua

EAST: EU-S; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: AU; 4 single-family residences

Estate Density Residential, 1 to 2.5 dua

The subject property is located at the southeast corner of SW 276 Street and SW 157 Avenue. The area where the subject property lies is characterized by single-family residences to the east, north and west, and groves, fields, and vacant parcels of land to the south and north.

E. SITE AND BUILDINGS:

Site Plan Review:

(plan submitted)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage: N/A
Urban Design: N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Objects (11 students)

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

Redlands Cove Development, L.L.C. is appealing the decision of the Community Zoning Appeals Board #14 (CZAB-14), which, on February 15, 2006, denied without prejudice their application for a district boundary change. Pursuant to Resolution No.CZAB14-2-06, the CZAB-14 denied their request for a zone change on the subject property from AU, Agricultural District, to EU-S, Suburban Estate Single-Family District.

The appellant states in the appeal that the request for a district boundary change is compatible with the surrounding residential area and indicates that the Community Zoning Appeals Board #14 failed to take into account substantial competent evidence. The appellant also feels that the proposal is both consistent with the property's land use designation and compatible with the existing and foreseeable development surrounding the property. The appellant further states that the Board's decision to deny the application is not consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP). Staff is of the opinion that the requested zone change is **compatible** with the current residential zoning trend of the single-family residential developments found in the surrounding area. Further, staff notes that the Land Use Plan (LUP) map of the CDMP designates this site for **Estate Density Residential** use. As such, the requested EU-S zoning is **consistent** with the CDMP. However, the CDMP also provides that all legally existing lawful uses and zoning are deemed to be **consistent** with the Master Plan, as indicated in the section titled "Concepts and Limitations of the Land Use Plan Map." Therefore, the existing AU, Agricultural District, zoning designation of the subject property is also **consistent** with the CDMP.

The subject property is located at the southeast corner of SW 276 Street and SW 157 Avenue, approximately two (2) miles east of and three quarters (3/4) of a mile south of and within the Urban Development Boundary (UDB) line. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, Suburban Estate Single-Family District. The property abutting the subject property to the east is zoned and developed with EU-S single-family residences on lots with sizes ranging from 18,843 square feet to 23,103 square feet. This residential community was developed utilizing Severable Use Rights (SUR's), thereby allowing lots to be platted with lesser lot area and lot frontage than the EU-S zoning district requires. The eastern half of the abutting property to the north is zoned EU-1 but currently is undeveloped. The western half of the neighboring property to the north is zoned AU and is developed with a single-family house on a two-acre parcel. Four AU-zoned single family-residences are located to the west, three of which are developed on one acre parcels, and the fourth on a two-acre parcel of land. The property abutting the subject property to the south is a nine acre vacant parcel of land zoned AU.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated in their memorandum that road dedications and improvements will be accomplished

through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **28** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways, which are currently operating at LOS "A", "C" and "E". Miami-Dade County Public Schools (**MDCPS**) has indicated that the proposed zone change will bring **11** additional **students** into the area's public schools, which are Redland Elementary, Redland Middle, and South Dade Senior High Schools. They have also indicated that only 2 of the schools, Redland Elementary School and South Dade Senior High School, exceed the 115% of FISH (Florida Inventory of School Houses) and are currently operating at 120% and 132%, respectively, of FISH utilization. On April 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant voluntarily proffered mitigation, which did not conform to MDCPS review criteria. The MDCPS has recommended that the application be denied or deferred until such time the applicant is able to address the impact of the proposed residential development on the public schools in the area.

This application, to rezone the property from AU to EU-S, would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the subject property with a minimum of 10 and a maximum of 25 residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of 17 units. The applicant has submitted a site plan that indicates the proposed subdivision will result in the development of sixteen (16) standard-sized EU-S zoned lots. As such, the proposed EU-S zoning would be **consistent** with the LUP map designation of the CDMP.

Staff supports the requested zone change to EU-S and finds that approval of the application would be compatible with the surrounding area. The subject property is located in a section of land (33-56-39) primarily developed under the EU-S and AU zoning district regulations. The approval of this application would be **compatible** with the trend of residential development in the area, particularly to the adjacent properties located to the north and the east where similar zone changes have been approved. In 2003, pursuant to Resolution CZAB14-24-03, the Community Zoning Appeals Board-14 (CZAB-14) granted approval for a zone change from AU to EU-1 for a 34-acre parcel of land that abuts the subject property to the north. In 1984, the land abutting the subject property to the east was approved a rezoning to EU-S pursuant to Resolution Z-124-84; and most recently, a five (5) acre parcel of land located to the southeast of the subject property was granted approval for a zone change from AU to EU-S, pursuant to Resolution CZAB14-25-05. As such, the requested zone change to EU-S is **compatible** with the current residential zoning trend of the estate single-family residential developments located to the north and east of the subject property and is **consistent** with the estate density land use designation of the CDMP. The applicant has proffered a covenant tying the proposed subdivision of land to sixteen (16) lots. Staff recommends approval of the appeal and recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:** Approval of the appeal; approval of the zone change to EU-S subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

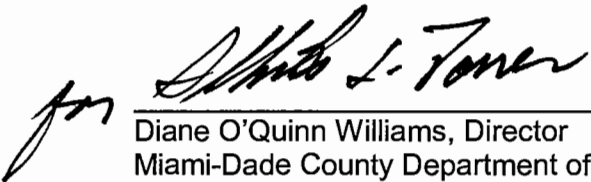
DATE INSPECTED: 04/22/05

DATE TYPED: 12/02/05

DATE REVISED: 12/02/05; 12/08/05; 12/12/05; 12/13/05; 12/20/05; 12/30/05; 01/23/06;
03/20/06; 04/11/06; 04/13/06; 04/26/06; 05/01/06; 05/04/06

DATE FINALIZED: 05/04/06

DO'QW:AJT:MTF:LVT:JV:TGB



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: August 11, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over a light blue horizontal line.

Subject: C-14 #Z2005000094
Chung Kim Vu & Phung My Vuong
SE corner of SW 276th Street & SW 157th Avenue
District Boundary Change from AU to EU-S
(AU) (10.31 Ac.)
33-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

At the time of this review the available information indicates that the closest point of connection to the public sanitary sewer system is a terminal manhole located approximately 1,570 feet south of the subject property along SW 157th Avenue. Said manhole is within feasible distance for connection to the public sanitary sewer system as defined in the Code. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

However, since the connection point would be the above noted terminal manhole, connection to public sanitary sewers may not be technically feasible. Should this be the case, DERM would not object to the interim use of septic tanks and drainfields systems as means for the disposal of the domestic liquid waste, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based upon the request, it may be concluded that the proposed development would meet said requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a

reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees which are on the site, whenever reasonably possible.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. Upon development of the subject property, DERM will require that 100% of the tree canopy removed to be replaced; furthermore, DERM will also require that at least 50% of the replacement trees be species native to South Florida. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code; therefore, it may be scheduled for public hearing. Furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

cc: Lynne Talleda, Zoning Evaluation-P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHUNG KIM VU & PHUNGMY VUONG

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 28 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9926	SW 280 St. e/o US-1	C	C
F-545	S. Dixie n/o SW 308 St.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

28-APR-05

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY RCU

AMOUNT OF FEE 1153.63

RECEIPT # _____

DATE HEARD: 2/15/06

BY CZAB # 1K

RECEIVED
205-094
MAR 06 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPH

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 2005-094

Filed in the name of (Applicant) REDLANDS COVE DEVELOPMENT, L.L.C.

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: SE corner of SW 276 Street & SW 157 Avenue

Application, or part of Application being Appealed (Explanation): Entire Appealable Application

Appellant (name): REDLANDS COVE DEVELOPMENT, L.L.C.
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows: (State in brief and concise language)

(1) The CZAB's decision was not supported by substantial, competent evidence.

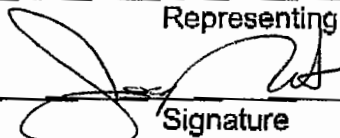
(2) The CZAB's decision is not consistent with the Miami-Dade County Comprehensive Development Master Plan (CDMP).

APPELLANT MUST SIGN THIS PAGE

Date: 7th day of March, year: 2006Signed: Jose Navarrete, Managing Member
Print Name12248 SW 133 Court
Mailing AddressMiami, Florida 33186305-232-7499
Phone305-232-6848
Fax

REPRESENTATIVE'S AFFIDAVIT

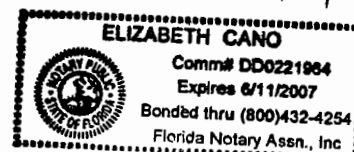
If you are filing as representative of an association or other entity, so indicate:

Redland Cove Development, LLC
Representing
SignatureJose Navarrete
Print Name12248 SW 133 CT.
AddressMiami FL 33186
City State Zip(305) 232-7499

Telephone Number

Subscribed and Sworn to before me on the 7th day of March, year 2006Elizabeth Cano
Notary Public

(stamp/seal)

Commission expires: 6/11/2007

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Jose Navarrete (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- X 1. Participation at the hearing
X 2. Original Applicant
3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.


Witnesses:

X Maria Sanchez
Signature

MARIO SANCHEZ
Print Name

x Adela Hing
Signature

Ada Guzman
Print Name


Appellant's signature

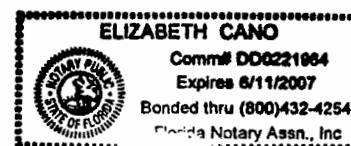
Jose Navarrete
Print Name

Sworn to and subscribed before me on the 7th day of March year 2006

Appellant is personally known to me or has produced as _____ as
identification.

Notary
(Stamp/Seal)

Commission Expires:
6/11/2007



RESOLUTION NO. CZAB14-2-06

WHEREAS, REDLANDS COVE DEVELOPMENT L. L. C. applied for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Rose L. Evans-Coleman	aye
Wilbur B. Bell	aye	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade			aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records
of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 15th day of February, 2006.

Hearing No. 06-1-CZ14-1
Is

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-2-06 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2006.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning





Department of Planning and Zoning

Stephen P. Clark Center
111 NW 1st Street • Suite 1210
Miami, Florida 33128-1902
T 305-375-2800

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
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Empowerment Trust
Enterprise Technology Services
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Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Services
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraisal
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

February 23, 2006

Redlands Cove Development, L.L.C.
c/o Jerry B. Proctor
Bilzin Sumberg Dunn Baena Price & Axelrod
200 S. Biscayne Blvd., Suite 2500,
Miami, Florida 33131

Re: Hearing No. 06-1-CZ14-1 (05-94)
Location: Southeast corner of S.W. 276 Street &
S.W. 157 Avenue, Miami-Dade County, Florida

Dear Mr. Proctor:

Enclosed herewith is Resolution No. CZAB14-2-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, without prejudice, your client's application for a district boundary change from AU to EU-S on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11th floor of the Stephen P. Clark Building, located at 111 N.W. 1st Street, Miami, FL 33128.

The date of posting is February 21, 2006.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

October 17, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langley Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: **Chum Kim Vu and Phungmy Vuong - Application No. 05-092 (CC14)**
Southeast Corner of SW 276 Street and SW 157 Avenue
UPDATED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 132% of FISH % utilization, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on June 6, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. Although the applicant proffered mitigation, it did not conform to the Review Criteria established by the Board.

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
October 17, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

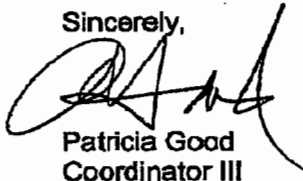
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$36,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0612
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Jerry Proctor

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 05-094, Chum Kim Vu and Phungmy Vuong (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 10 acres

MSA/Multiplier: 7.3/.70

LOCATION: Southeast Corner of SW 276 Street and SW 157 Avenue

**NUMBER OF
UNITS:** 15 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 17 units)

**ESTIMATED
STUDENT
POPULATION:** 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24701 SW 162 Ave.

MIDDLE: Redland Middle -- 16001 SW 248 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 Information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1082/ 1087*	903	120%/ 120%*	0	120%/ 120%*	1202
Redland Middle	1476/ 1479*	1230	120%/ 120%*	79	113%/ 113%*	2247
South Dade Sr.	2774/ 2777*	1721	161%/ 161%*	380	132%/ 132%*	2913

* Increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Design	March 2008

Proposed Relief Schools**School****Funding Year**

New Elementary School – (S/S "A1")
(Chapman, Naranja and Redland Elementary School Relief)
(1221 student stations)

FY 06-07

New K-8 @ Palm Glade (S/S "CC1")
(Pine Villa and Redland Elementary School Relief,
and Redland Middle School Relief)
(1624 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 3124
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5578
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$72,039.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5	x	\$ 13,890	=	\$ 69,450
MIDDLE	3	x	\$ 15,925	=	\$ 47,775
SENIOR	3	x	\$ 21,074	=	\$ 63,222

Total Potential Capital Cost	\$180,447
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Enrollment			
	Enrollment (2004-2005)	2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy - Civic Center	25	80	80	80
Early Beginnings Academy - North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board Approved Charter Schools for 2005-2006			
School Name	Enrollment per contract		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING APPROVED) 82 schools	27,518	45,534	40,570

Board Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

W/L	
7014	Mater Per 7901 NW Hialeah G
5010	Oxford Ac 10870 SW Miami, FL
5030	Sandor W 11025 SW Miami, FL
5050	Sunshine 1733 NE 1 N. Miami E
1010	The Chart 855 East V Homestead
6029	Spirit City 3400 NW Opa-locka,
7015	Life Skills 3535 NW Miami, FL
6028	Renaissance Temporary 8360 NW Miami, FL

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleo@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2801 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings - North Shore 985 NW 91 St. Miami, FL 33160 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings - Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACEI Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

Memorandum

Date: 27-APR-06

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2005000094

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated August 11 2005.
Fire Water Engineering has no objection to this project at this stage, but Site Plan will have to be reviewed during the permitting process.

Service Impact/Demand:

Development for the above Z2005000094
located at THE SOUTHEAST CORNER OF S.W. 276 STREET & S.W. 157 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid _____ is proposed as the following:

_____ 25 _____ residential dwelling units	_____ square feet industrial
_____ square feet Office	_____ square feet institutional
_____ square feet Retail	_____ square feet nursing home/hospitals

Based on this development information, estimated service impact is: 6.70 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 6 - 15890 S.W. 288 Street Modello
Rescue, Tanker, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped May 17 2005. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

REDLANDS COVE DEVELOPMENT,
L.L.C.

THE SOUTHEAST CORNER OF S.W.
276 STREET & S.W. 157 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2005000094

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-17-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Redlands Cove Development, L.L.C., a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Jose Navarrette	25%
Francisco Navarrette	25%
Javier Avila	25%
Omar Delgado	25%
10405 NW 43 Terrace Miami, Florida 33178	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

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205-094
NOV 03 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____

Percentage of Stock _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

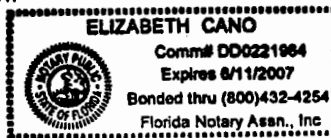
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.
Redlands Cove Development, L.L.C.

By: [Signature]

Sworn to and subscribed before me this 2nd day of November, 2005. Affiant is personally known to me or has produced as identification.

Elizabeth Cano
(Notary Public)



My commission expires 6/11/2007

Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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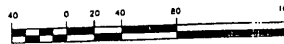
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

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SITE PLAN OF REDLANDS COVE ESTATES

GRAPHIC SCALE

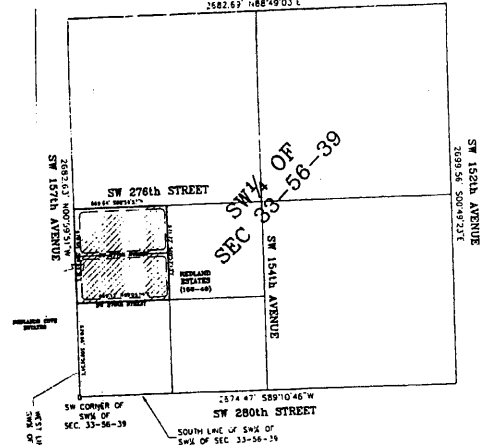


(IN FEET)
1 INCH = 40 FT.

LOCATION SKETCH

SCALE: 1" = 4000'

SW 27th STREET
1582.67' N88°49'03"E



SITE INFORMATION

ITEM	DESCRIPTION DATA	
1	GROSS AREA	448281.86 Sq Ft 10.31 ACRES
2	NET AREA	349254.85 Sq Ft 8.02 ACRES
3	LOT ZONING	EU-S
4	MINIMUM LOT SIZE	25000 Sq Ft GROSS
5	MINIMUM LOT WIDTH	153.57'
6	FRONT SETBACK	35.00 FEET
7	REAR SETBACK	25.00 FEET
8	SIDE SETBACK	25.00 FEET
9	INTERIOR SETBACK	15.00 FEET

LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 38 EAST, LYING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 10.31 ACRES ± (GROSS)

VACANT LOT
SW 15TH AVENUE & SW 27TH STREET
MIAMI, FL
TALL 17 30-0533-000-0416

DATE OF FIELD SURVEY: 02/02/2008

FLOOD ZONE: COMMUNITY MAP 2006 FLOOD ZONE MAP 2006

EXAMINATION OF THE ABSTRACT OF TITLE HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THE PROPERTY, LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT PROVIDED.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE UNDERGROUND FOUNDATION AND UTILITIES NOT LOCATED.

FOR: REDLANDS COVE ESTATES

ORDER NO. 2008-018

DATE: 02/02/2008

DRAWN BY: JAL

FALTER E. VENEGA
PROFESSIONAL SURVEYOR AND MAPPER No. 3106
STATE OF FLORIDA
NOT VALID UNLESS SIGNED & EMBOSSED SEAL

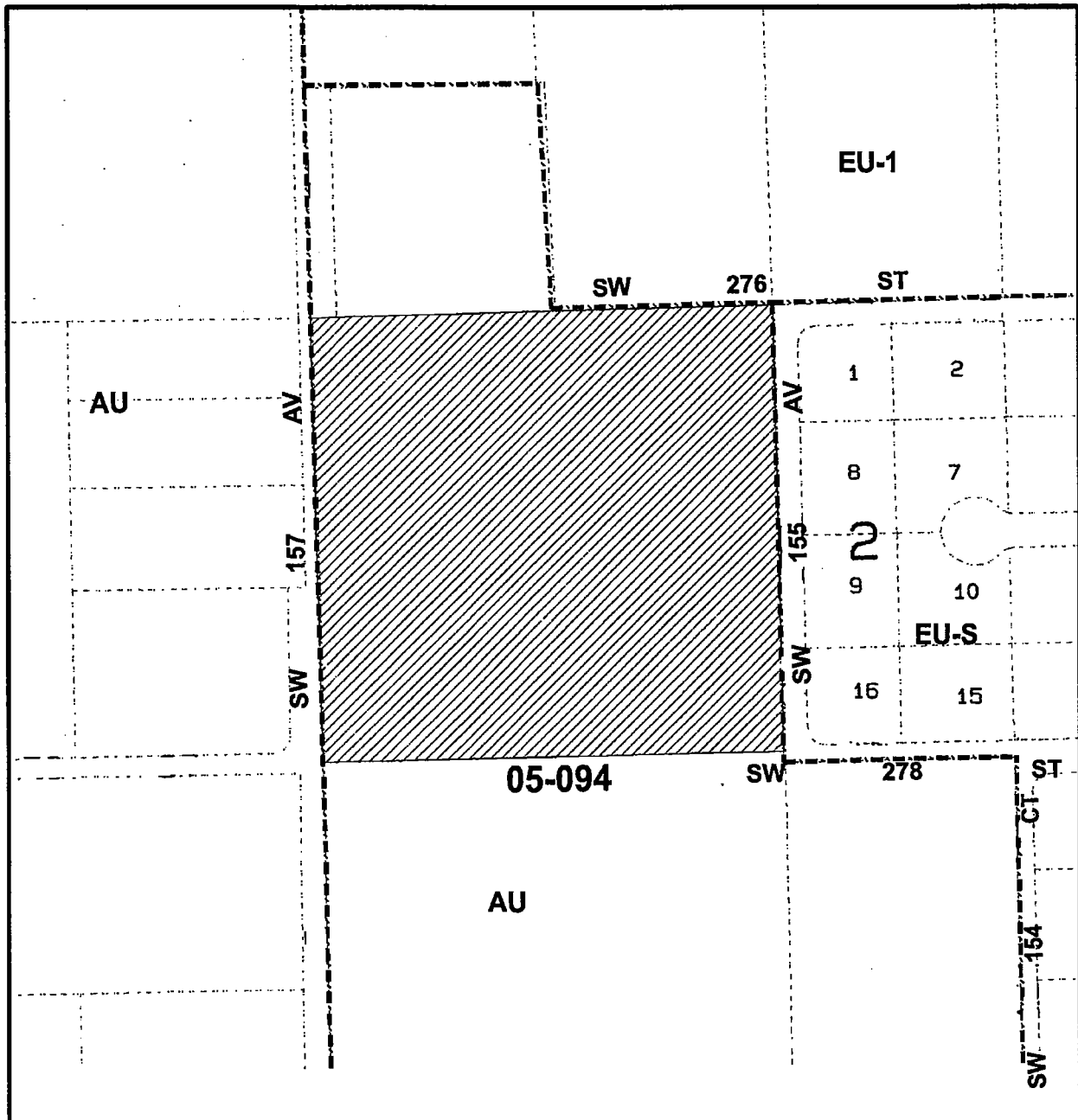
PREVIOUS REF.	DATE	DESCRIPTION	DRAWN BY

CARIBBEAN LAND SURVEYORS, INC.
11865 SW 28th ST. BLDG. 1, SUITE 13, MIAMI, FL 33175
TELEPHONE: (305) 227-0987 FAX: (305) 227-7142
E-MAIL: CARIBBEANSURVEY@AOL.COM

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205-094
APR 13 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*



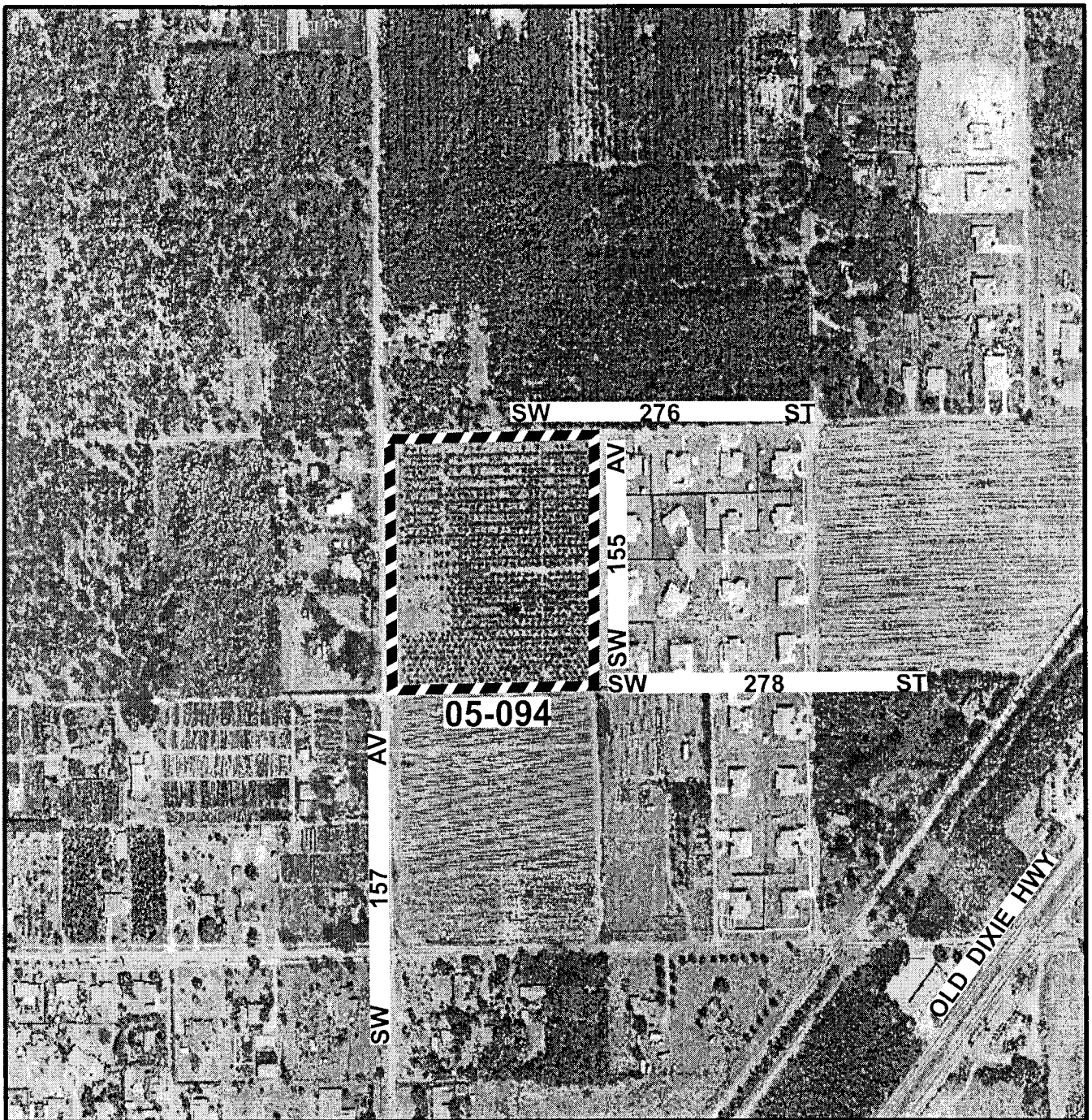
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 33 Township: 56 Range: 39
Process Number: 05-094
Applicant: REDLANDS COVE DEVELOPMENT LLC
Zoning Board: C14
District Number: 8
Drafter ID: KEELING
Scale: 1:200'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 33 Township: 56 Range: 39
Process Number: 05-094
Applicant: REDLANDS COVE DEVELOPMENT LLC
Zoning Board: C14
District Number: 8
Drafter ID: KEELING
Scale: NTS

SCALE
0 NTS N



SUBJECT PROPERTY



This instrument was prepared by:
Name: Jerry B. Proctor, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
Address: 200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131

Redlands Cove
Development LLC.
(05-094)

BCC 5-25-06

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. 05-94 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) **Site Plan.** The Property shall be developed substantially in accordance with plans as prepared by Caribbean Land Surveyors, Inc. entitled "Site Plan of Redlands Cove Estates" dated March 21, 2005.
- (2) **County Inspection.** As further part of this Declaration, it is hereby understood that any official inspector of Miami-Dade County, or its agents duly authorized, has the privilege at any time during normal working hours of entering and investigating the use of the premises to determine whether or not the conditions herein specified are being complied with.
- (3) **Covenant Running with the Land.** This Declaration on the part of the Owner, shall constitute a covenant running with the land and may be recorded at Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned, and its heirs, successors or assigns, until such time as this Declaration is modified or released. These restrictions shall during their lifetime be for the benefit of, and a limitation upon, all present and future owners of the Property and for the public welfare. Owner, and their heirs, successors or assigns,

\\A\forms\1045220_2.DOC

(Public Hearing)

Section-33Township56-Range39E:
Folio number:30-6933-000-0410
MIAMI 1045220.2 7631322992
4/21/06

(M)

Declaration of Restrictions
Page 2

acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

- (4) **Term.** This Declaration is to run with the land and shall be binding upon the undersigned, and its heirs, successors and assigns, for a period of thirty (30) years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of ten (10) years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of then (10) years each, unless an instrument signed by a majority of the, then, owner(s) of the Property has been recorded agreeing to modify, amend or release the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

- (5) **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida or Community Zoning Appeals Board, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended, or released, the Director of the Department of Planning and Zoning, or the executive officer of the successor of such department, or in the absence of such director or executive director, by his or her assistant in charge of the office in this absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

- (6) **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- (7) **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.
- (8) **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Declaration of Restrictions
Page 3

- (9) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- (10) **Severability.** Invalidation of anyone of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.
- (11) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- (12) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- (13) **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

Declaration of Restrictions
Page 4

IN WITNESS WHEREOF, the Parties hereto have executed this instrument this
21st day of April, 2006.

WITNESSES:

Redlands Cove Development, LLC

Yasmin Serra
Print Name: Yasmin Serra

By: [Signature]
Print Name: Jose Navarrete
Title: Managing Member

[Signature]
Print Name: RICHARD FERNANDES

STATE OF Florida

)
) SS:
)

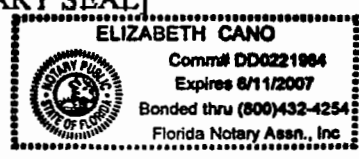
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 21st day of April,
2006 by Jose Navarrete as _____ of Redlands Cove Development,
L.L.C. who is personally known to me or has produced a State of Managing Member driver's license
as identification.

Sign Name:
Print Name:
My Commission Expires: 6/11/2007

Elizabeth Cano
Elizabeth Cano
NOTARY PUBLIC
Serial No. (none, if blank): DD0221964

[NOTARY SEAL]



**Declaration of Restrictions
Page 5**

EXHIBIT "A"

**NW ¼ OF SW ¼ OF SW ¼ OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE
39 EAST, MIAMI-DADE COUNTY, FLORIDA**

JOINDER BY MORTGAGEE CORPORATION

The undersigned U.S. Century Bank, a Florida banking (state) corporation and Mortgagee under that certain mortgage from Redlands Cove Development, LLC dated the 8th day of JUNE, 2005, and recorded in Official Records Book 23460, Page 827, of the Public Records of Miami-Dade County, Florida, in the original amount of \$916,500.00 covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

Declaration
of Restriction

IN WITNESS WHEREOF, these presents have been executed this 5th day of May, 2006

Witnesses:

Jim Aguires
Signature
Jim Aguires
Print Name
Nicholas Fernandez
Signature
Nicholas Fernandez
Print Name

Name of Corporation; U.S. Century Bank, a Florida banking corporation
Address: 7575 W. Flagler
MIAMI, FLORIDA 33144

By German Olivera GERMAN OLIVERA
(President, Vice-President or CEO*)
(*Note: All others require attachment of original corporate resolution of authorization)

STATE OF Florida
COUNTY OF Miami-Dade

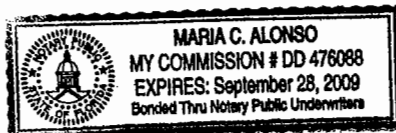
The foregoing instrument was acknowledged before me by German Olivera the Vice President of U.S. Century Bank corporation, on behalf of the corporations. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of May, in the County and State aforesaid.

Maria C. Alonso
Notary Public-State of _____
Print Name _____

My Commission Expires:

V73190V1125\# 524429 v1
4/17/06 3:25 PM
MIAMI 1045427.1 7000013706
4/17/06



B. REDLANDS COVE DEVELOPMENT, L.L.C.
(Applicant)

06-1-CZ14-1 (05-94)
Area 14/District 8
Hearing Date: 2/15/06

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP

APPLICANT'S NAME: REDLANDS COVE DEVELOPMENT, L.L.C.

1

REPRESENTATIVE: _____

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
06-1-CZ14-1 (05-94)	JANUARY 18, 2006	CZAB14		06/

REQ: AU to EU-S

REC: APPROVAL

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> NO QUORUM - CARRIED FORWARD TO FEB. 15, 2006 MEETING		

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			
MR.		Wilbur B. BELL			
MS.		Dawn Lee BLAKESLEE			
MS.		Rose L. EVANS-COLEMAN			
MR.		Don JONES			
VICE-CHAIRMAN		Curtis LAWRENCE (C.A.)			
MADAME CHAIRPERSON		DR. Pat WADE			

VOTE:

EXHIBITS: ☐ YES ☐ NO

COUNTY ATTORNEY: TOM ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Redlands Cove Development, L.L.C.

PH: Z05-94 (06-1-CZ14-1)

SECTION: 33-56-39

DATE: February 15, 2006

COMMISSION DISTRICT: 8

ITEM NO.: B

A. INTRODUCTION

o **REQUEST:**

AU to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Suburban Estate One Family District.

o **LOCATION:**

The southeast corner of SW 276 Street & SW 157 Avenue, Miami-Dade County, Florida.

o **SIZE:** 10.31 Net Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located within, and approximately two (2) miles east of and three quarters (3/4) of a mile south of the Urban Development Boundary line.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land

Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; Avocado grove

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: AU; single-family residence
EU-1; vacant

Estate Density Residential, 1 to 2.5 du

SOUTH: AU; vacant field

Estate Density Residential, 1 to 2.5 du

EAST: EU-S; single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: AU; 4 single-family residences

Estate Density Residential, 1 to 2.5 du

The subject property is located at the southeast corner of SW 276 Street & SW 157 Avenue. The area where the subject property lies is characterized by single-family residences to the east, north and west, and groves, fields, and vacant parcels of land to the south and north.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F). In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Objects (11 students)

*Subject to the conditions indicated in the attached memoranda.

H. ANALYSIS:

This application was deferred from the January 18, 2006 meeting due to a lack of quorum. The subject property is located at the southeast corner of SW 276 Street and SW 157

Avenue, approximately two miles east of, and three-quarters of a mile south of and within the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, One-Family Suburban Estate District. The surrounding area where the subject property lies is characterized by EU-S zoned single-family residences to the east, an AU zoned parcel of land to the west containing four single family-residences, three of which are on one acre each and a fourth on a two-acre parcel. A single-family house and a vacant lot lie to the north of SW 276 Street, and a vacant field lies to the south.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated in their memorandum that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **28** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways, which are currently operating at LOS "A", "C" and "E". Miami-Dade County Public Schools (MDCPS) has indicated that the proposed zone change will bring **11** additional **students** into the area's public schools, which are Redland Elementary, Redland Middle, and South Dade Senior Schools. They have also indicated that only 2 of the schools, Redland Elementary School and South Dade Senior High School, exceed the 115% of FISH (Florida Inventory of School Houses) and are currently operating at 120% and 132%, respectively, of FISH utilization. On April 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant voluntarily proffered mitigation, which did not conform to MDCPS review criteria. The MDCPS has recommended that the application be denied or deferred until such time the applicant is able to address the impact of the proposed residential development on the public schools in the area.

This application, to rezone the property from AU to EU-S, would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the subject property with a minimum of 10 and a maximum of 25 residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of 17 units. As such, the proposed EU-S zoning would be **consistent** with the LUP map designation of the CDMP.

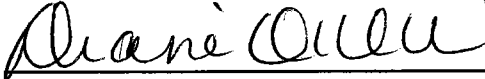
Staff supports the requested zone change to EU-S and finds that approval of the application would be compatible with the surrounding area. The subject property is located in a section of land (33-56-39) primarily developed under the EU-S and AU zoning district regulations. The approval of this application would coincide with the trend of residential development in the area, particularly to the adjacent properties located to the north and the east where similar zone changes have been approved. In 2003, pursuant to Resolution CZAB14-24-03, the Community Zoning Appeals Board-14 (CZAB-14) granted approval for a zone change from AU to EU-1 for a 34-acre parcel of land that abuts the subject property to the north. In

1984, the land abutting the subject property to the east was approved a rezoning to EU-S pursuant to Resolution Z-124-84; and most recently, a five (5) acre parcel of land located to the southeast of the subject property was granted approval for a zone change from AU to EU-S, pursuant to Resolution CZAB14-25-05. As such, the requested zone change to EU-S is **compatible** with the current residential zoning trend of the single-family residential developments located to the north and east of the subject property and is **consistent** with the estate density land use designation of the CDMP. Accordingly, staff recommends approval of the zone change to EU-S.

I. **RECOMMENDATION:** Approval.

J. **CONDITIONS:** None.

DATE INSPECTED: 04/22/05
DATE TYPED: 12/02/05
DATE REVISED: 12/02/05; 12/08/05; 12/12/05; 12/13/05; 12/20/05; 12/30/05; 01/23/06
DATE FINALIZED: 12/30/05; 01/23/06
DO'QW:AJT:MTF:LVT:JV:TGB


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: August 11, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

RECEIVED
AUG 16 2005

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the typed name and title.

Subject: C-14 #Z2005000094
Chung Kim Vu & Phung My Vuong
SE corner of SW 276th Street & SW 157th Avenue
District Boundary Change from AU to EU-S
(AU) (10.31 Ac.)
33-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

At the time of this review the available information indicates that the closest point of connection to the public sanitary sewer system is a terminal manhole located approximately 1,570 feet south of the subject property along SW 157th Avenue. Said manhole is within feasible distance for connection to the public sanitary sewer system as defined in the Code. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

However, since the connection point would be the above noted terminal manhole, connection to public sanitary sewers may not be technically feasible. Should this be the case, DERM would not object to the interim use of septic tanks and drainfields systems as means for the disposal of the domestic liquid waste, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based upon the request, it may be concluded that the proposed development would meet said requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a

reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMF subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees which are on the site, whenever reasonably possible.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. Upon development of the subject property, DERM will require that 100% of the tree canopy removed to be replaced; furthermore, DERM will also require that at least 50% of the replacement trees be species native to South Florida. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code; therefore, it may be scheduled for public hearing. Furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

cc: Lynne Talleda, Zoning Evaluation-P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHUNG KIM VU & PHUNGMY VUONG

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 28 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9926	SW 280 St. e/o US-1	C	C
F-545	S. Dixie n/o SW 308 St.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

28-APR-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

October 17, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perla Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: **Chum Kim Vu and Phungmy Vuong - Application No. 05-092 (CC14)**
Southeast Corner of SW 276 Street and SW 157 Avenue
UPDATED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 132% of FISH % utilization, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on June 6, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. Although the applicant proffered mitigation, it did not conform to the Review Criteria established by the Board.

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
October 17, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

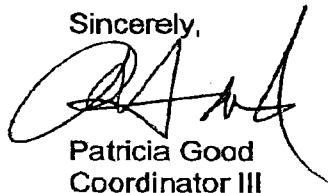
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$36,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0612
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Jerry Proctor

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 05-094, Chum Kim Vu and Phungmy Vuong (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 10 acres

MSA/Multiplier: 7.3/.70

LOCATION: Southeast Corner of SW 276 Street and SW 157 Avenue

**NUMBER OF
UNITS:** 15 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 17 units)

**ESTIMATED
STUDENT
POPULATION:** 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24701 SW 162 Ave.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1082/ 1087*	903	120%/ 120%*	0	120%/ 120%*	1202
Redland Middle	1476/ 1479*	1230	120%/ 120%*	79	113%/ 113%*	2247
South Dade Sr.	2774/ 2777*	1721	161%/ 161%*	380	132%/ 132%*	2913

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population.assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Design	March 2008

Proposed Relief Schools**School****Funding Year**

New Elementary School – (S/S "A1")
(Chapman, Naranja and Redland Elementary School Relief)
(1221 student stations)

FY 06-07

New K-8 @ Palm Glade (S/S "CC1")
(Pine Villa and Redland Elementary School Relief,
and Redland Middle School Relief)
(1624 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 3124
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5578
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$72,039.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5	x	\$ 13,890	=	\$ 69,450
MIDDLE	3	x	\$ 15,925	=	\$ 47,775
SENIOR	3	x	\$ 21,074	=	\$ 63,222

Total Potential Capital Cost \$180,447

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech. Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board Approved Contracts for Schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami! Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING APPROVED): 62 schools	27,514	35,534	40,570

Board Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

19

W/L	
7014	Mater Per 7901 NW Hialeah G.
5010	Oxford Ac 10870 SW Miami, FL
5030	Sandor W 11025 SW Miami, FL
5050	Sunshine / 1733 NE 1 N. Miami E
1010	The Chart 855 East V Homestead
6029	Spirit City / 3400 NW Opa-locka
7015	Life Skills 3535 NW Miami, FL
6028	Renaissance Temporary 8360 NW Miami, FL

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleo@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings - North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings - Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

Memorandum



Date: 11-AUG-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000094

Fire Prevention Unit:

Fire Engineering has no objection at this time but site plan will have to be reviewed during the permitting process.

Service Impact/Demand:

Development for the above Z2005000094
located at THE SOUTHEAST CORNER OF S.W. 276 STREET & S.W. 157 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid _____ is proposed as the following:

_____ dwelling units	_____ square feet
single	Industrial
_____ dwelling units	_____ square feet
multifamily	institutional
_____ square feet	_____ square feet
commercial	nursing home

Based on this development information, estimated service impact is: ___ alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Fire Planning Additional Comments:

NA

DATE: 11/17/05

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

REDLANDS COVE DEVELOPMENT,
L.L.C.

THE SOUTHEAST CORNER OF S.W.
276 STREET & S.W. 157 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2005000094

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-17-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Redlands Cove Development, L.L.C., a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Jose Navarrette	25%
Francisco Navarrette	25%
Javier Avila	25%
Omar Delgado	25%
10405 NW 43 Terrace Miami, Florida 33178	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____

Percentage of Stock _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

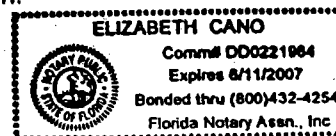
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief, Redlands Cove Development, L.L.C.

By: _____

Sworn to and subscribed before me this 2nd day of November, 2005. Affiant is personally known to me or has produced as identification.

Elizabeth Cano
(Notary Public)

My commission expires 6/11/2007



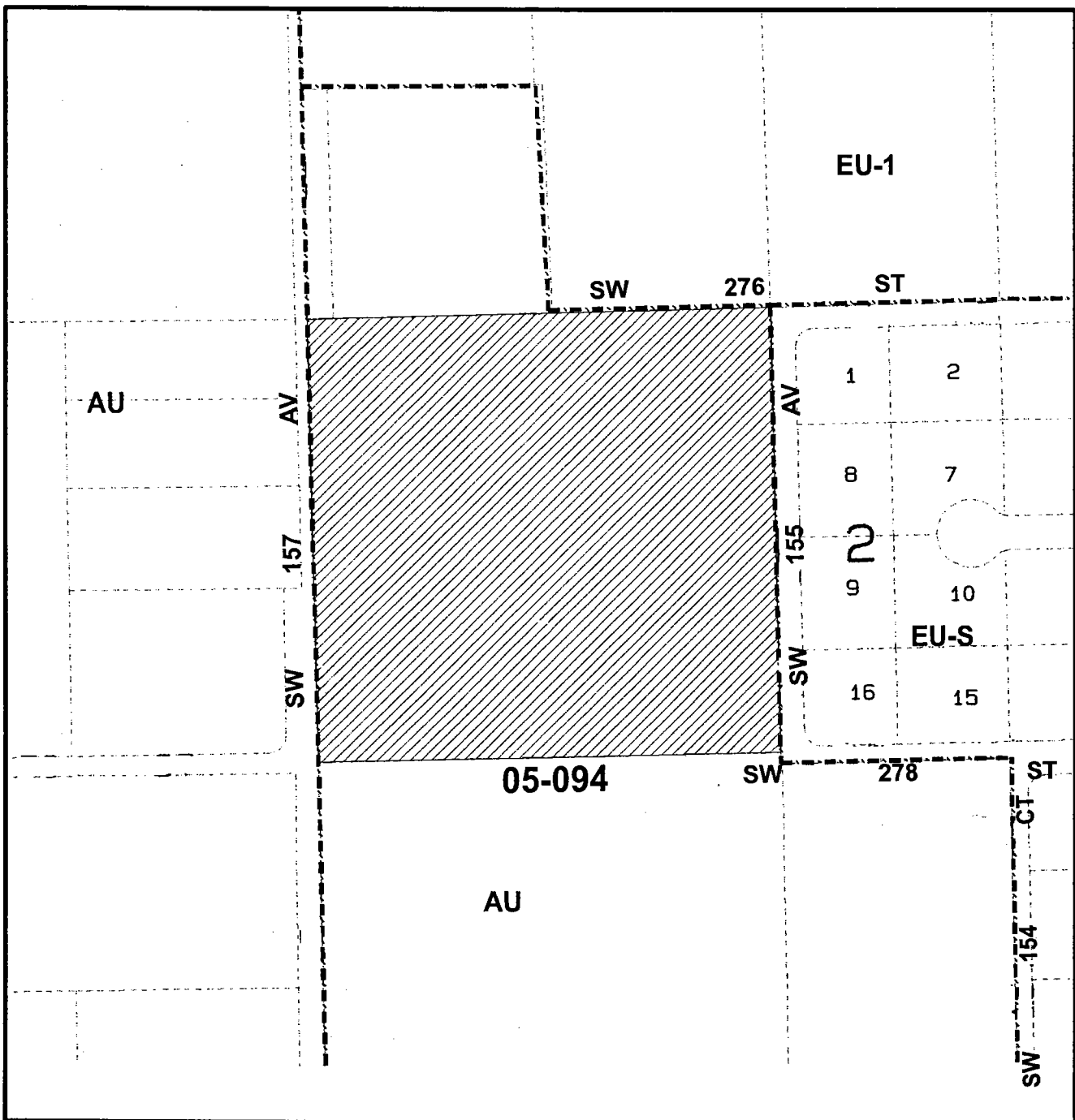
Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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NOV 03 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

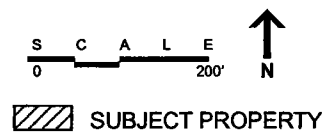
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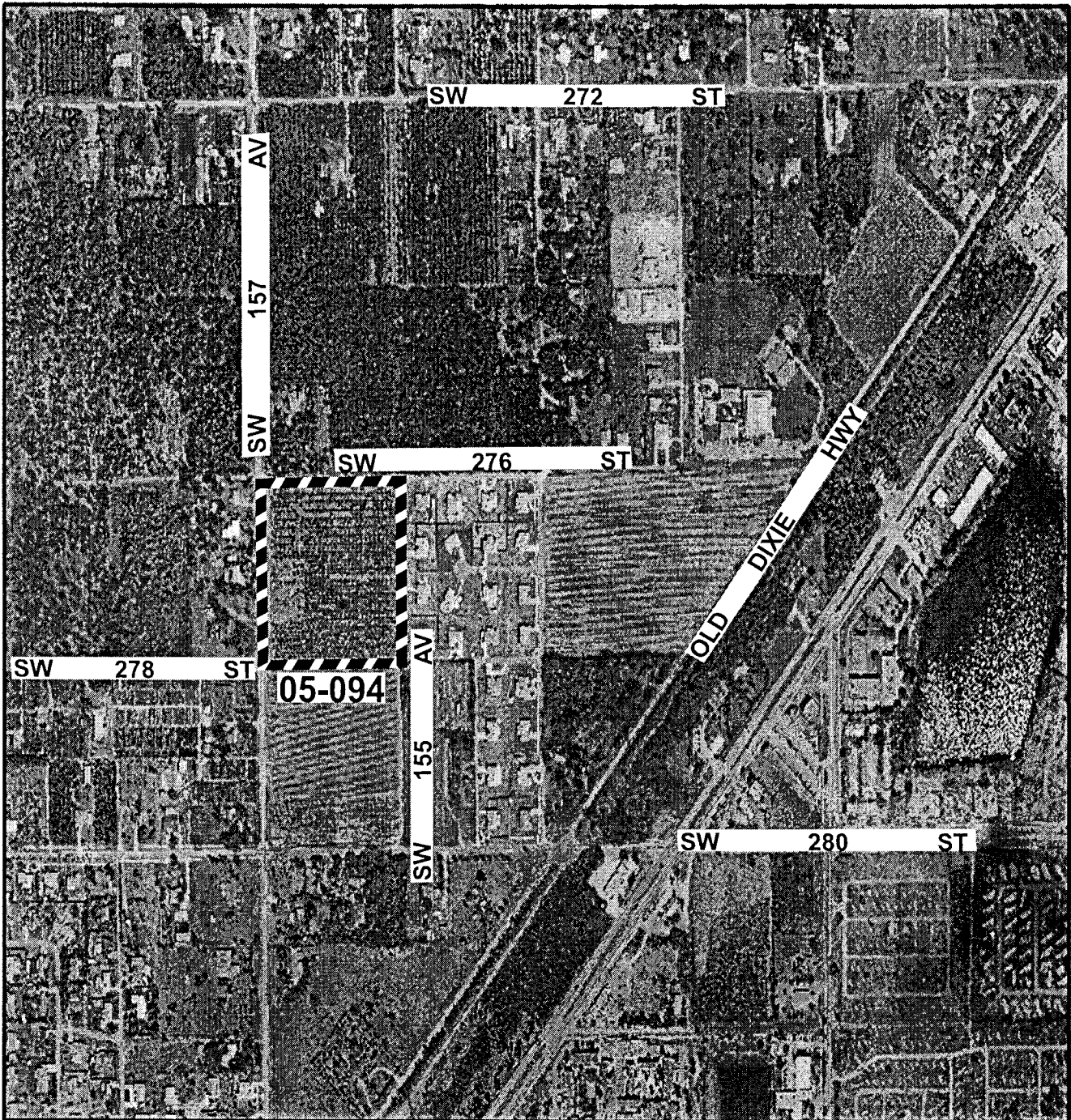
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 33 Township: 56 Range: 39
 Process Number: 05-094
 Applicant: REDLANDS COVE DEVELOPMENT LLC
 Zoning Board: C14
 District Number: 8
 Drafter ID: KEELING
 Scale: 1:200'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 33 Township: 56 Range: 39
Process Number: 05-094
Applicant: REDLANDS COVE DEVELOPMENT LLC
Zoning Board: C14
District Number: 8
Drafter ID: KEELING
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



1. REDLANDS COVE DEVELOPMENT, L.L.C.
(Applicant)

06-1-CZ14-1 (05-94)
Area 14/District 8
Hearing Date: 1/18/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Redlands Cove Development, L.L.C.

PH: Z05-94 (06-1-CZ14-1)

SECTION: 33-56-39

DATE: January 18, 2006

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

AU to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from AU, Agricultural District, to EU-S, Suburban Estate One Family District.

o **LOCATION:**

The southeast corner of SW 276 Street & SW 157 Avenue, Miami-Dade County, Florida.

o **SIZE:** 10.31 Net Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have an impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The subject property is located within, and approximately two (2) miles east of and three quarters (3/4) of a mile south of the Urban Development Boundary line.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land

Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; Avocado grove

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: AU; single-family residence
EU-1; vacant

Estate Density Residential, 1 to 2.5 dua

SOUTH: AU; vacant field

Estate Density Residential, 1 to 2.5 dua

EAST: EU-S; single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: AU; 4 single-family residences

Estate Density Residential, 1 to 2.5 dua

The subject property is located at the southeast corner of SW 276 Street & SW 157 Avenue. The area where the subject property lies is characterized by single-family residences to the east, north and west, and groves, fields, and vacant parcels of land to the south and north.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F). In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Objects (11 students)

*Subject to the conditions indicated in the attached memoranda.

H. ANALYSIS:

The subject property is located at the southeast corner of SW 276 Street and SW 157 Avenue, approximately two miles east of, and three-quarters of a mile south of and within

the Urban Development Boundary line. The applicant is seeking a zone change from AU, Agricultural District, to EU-S, One-Family Suburban Estate District. The surrounding area where the subject property lies is characterized by EU-S zoned single-family residences to the east, an AU zoned parcel of land to the west containing four single family-residences, three of which are on one acre each and a fourth on a two-acre parcel. A single-family house and a vacant lot lie to the north of SW 276 Street, and a vacant field lies to the south.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated in their memorandum that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **28** additional **PM** daily peak hour vehicle trips. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways, which are currently operating at LOS "A", "C" and "E". Miami-Dade County Public Schools (**MDCPS**) has indicated that the proposed zone change will bring **11** additional **students** into the area's public schools, which are Redland Elementary, Redland Middle, and South Dade Senior Schools. They have also indicated that only 2 of the schools, Redland Elementary School and South Dade Senior High School, exceed the 115% of FISH (Florida Inventory of School Houses) and are currently operating at 120% and 132%, respectively, of FISH utilization. On April 13, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant voluntarily proffered mitigation, which did not conform to MDCPS review criteria. The MDCPS has recommended that the application be denied or deferred until such time the applicant is able to address the impact of the proposed residential development on the public schools in the area.

This application, to rezone the property from AU to EU-S, would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. This category permits a minimum of 1 unit to a maximum of 2.5 units per gross acre, which would allow the applicant to develop the subject property with a minimum of 10 and a maximum of 25 residential units. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 units per gross acre, totaling a maximum of 17 units. As such, the proposed EU-S zoning would be **consistent** with the LUP map designation of the CDMP.

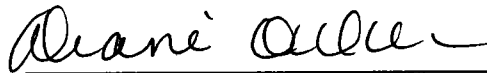
Staff supports the requested zone change to EU-S and finds that approval of the application would be compatible with the surrounding area. The subject property is located in a section of land (33-56-39) primarily developed under the EU-S and AU zoning district regulations. The approval of this application would coincide with the trend of residential development in the area, particularly to the adjacent properties located to the north and the east where similar zone changes have been approved. In 2003, pursuant to Resolution CZAB14-24-03, the Community Zoning Appeals Board-14 (CZAB-14) granted approval for a zone change from AU to EU-1 for a 34-acre parcel of land that abuts the subject property to the north. In 1984, the land abutting the subject property to the east was approved a rezoning to EU-S

pursuant to Resolution Z-124-84; and most recently, a five (5) acre parcel of land located to the southeast of the subject property was granted approval for a zone change from AU to EU-S, pursuant to Resolution CZAB14-25-05. As such, the requested zone change to EU-S is **compatible** with the current residential zoning trend of the single-family residential developments located to the north and east of the subject property and is **consistent** with the estate density land use designation of the CDMP. Accordingly, staff recommends approval of the zone change to EU-S.

I. **RECOMMENDATION:** Approval.

J. **CONDITIONS:** None.

DATE INSPECTED: 04/22/05
DATE TYPED: 12/02/05
DATE REVISED: 12/02/05; 12/08/05; 12/12/05; 12/13/05; 12/20/05; 12/30/05
DATE FINALIZED: 12/30/05
DO'QW:AJT:MTF:LVT:JV:TGB



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



RECEIVED
AUG 16 2005

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the official stamp.

Date: August 11, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-14 #Z2005000094
Chung Kim Vu & Phung My Vuong
SE corner of SW 276th Street & SW 157th Avenue
District Boundary Change from AU to EU-S
(AU) (10.31 Ac.)
33-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service:

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

At the time of this review the available information indicates that the closest point of connection to the public sanitary sewer system is a terminal manhole located approximately 1,570 feet south of the subject property along SW 157th Avenue. Said manhole is within feasible distance for connection to the public sanitary sewer system as defined in the Code. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

However, since the connection point would be the above noted terminal manhole, connection to public sanitary sewers may not be technically feasible. Should this be the case, DERM would not object to the interim use of septic tanks and drainfields systems as means for the disposal of the domestic liquid waste, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based upon the request, it may be concluded that the proposed development would meet said requirements.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a

reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3 day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the on-site preservation of the specimen-sized trees which are on the site, whenever reasonably possible.

The site contains a tree grove. A Miami-Dade County tree removal permit shall be required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. Upon development of the subject property, DERM will require that 100% of the tree canopy removed to be replaced; furthermore, DERM will also require that at least 50% of the replacement trees be species native to South Florida. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code; therefore, it may be scheduled for public hearing. Furthermore, this memorandum shall constitute DERM's written approval as required by the Code.

cc: Lynne Talleda, Zoning Evaluation-P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CHUNG KIM VU & PHUNGMY VUONG

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 28 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9860	SW 157 Ave. s/o SW 272 St.	C	C
F-8	S. Dixie Hwy. s/o SW 232 St.	E	E
9926	SW 280 St. e/o US-1	C	C
F-545	S. Dixie n/o SW 308 St.	A	A

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A Pino, P.L.S.

28-APR-05



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

October 17, 2005

Miami-Dade County School Board

Frank J. Bolaños, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Evelyn Langlieb Greer
Perta Tabares Hantman
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: **Chum Kim Vu and Phungmy Vuong - Application No. 05-092 (CC14)**
Southeast Corner of SW 276 Street and SW 157 Avenue
UPDATED

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Redland Elementary and South Dade Senior High School currently operating at 120% and 132% of FISH % utilization, respectively (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal, and the recently approved Review Criteria the District met with the applicant on June 6, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. Although the applicant proffered mitigation, it did not conform to the Review Criteria established by the Board.

In accordance with the Review Criteria established by the Board, the School District is requesting that the application be denied, or that it be deferred until such time as the applicant is able to address the impact of the proposed residential development on public schools in the area.

School Board Administration Building • 1450 N.E. 2nd Avenue, Suite 525 • Miami, Florida 33132
305-995-7285 • FAX 305-995-4760 • arijo@dadeschools.net

Ms. Maria Teresa-Fojo
October 17, 2005
Page Two

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

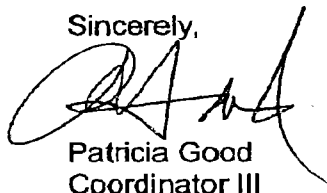
Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 15-unit development is estimated to generate approximately \$36,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0612
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Jerry Proctor

**UPDATED
SCHOOL IMPACT REVIEW ANALYSIS**

APPLICATION: No. 05-094, Chum Kim Vu and Phungmy Vuong (CC14)

REQUEST: Zone change from AU to EU-S

ACRES: 10 acres

MSA/Multiplier: 7.3/.70

LOCATION: Southeast Corner of SW 276 Street and SW 157 Avenue

**NUMBER OF
UNITS:** 15 additional single-family units (2 units currently permitted under existing zoning classification, for a total of 17 units)

**ESTIMATED
STUDENT
POPULATION:** 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Redland Elementary - 24701 SW 162 Ave.

MIDDLE: Redland Middle - 16001 SW 248 St.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

All schools are located in Region 6

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of August, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Redland Elem.	1082/ 1087*	903	120%/ 120%*	0	120%/ 120%*	1202
Redland Middle	1476/ 1479*	1230	120%/ 120%*	79	113%/ 113%*	2247
South Dade Sr.	2774/ 2777*	1721	161%/ 161%*	380	132%/ 132%*	2913

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population. assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the elementary and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
State School "SS1" (Redland and Homestead Middle School Relief) (1604 student stations)	Design	June 2007
State School "YY1" (Redland, Hammocks, Ammons and Richmond Heights Middle School Relief) (2120 student stations)	Design	August 2007
State School "CCC1" (Partial Replacement of South Dade Sr. High School) (1522 additional student stations)	Design	March 2008

Proposed Relief Schools**School****Funding Year**

New Elementary School – (S/S "A1")
(Chapman, Naranja and Redland Elementary School Relief)
(1221 student stations)

FY 06-07

New K-8 @ Palm Glade (S/S "CC1")
(Pine Villa and Redland Elementary School Relief,
and Redland Middle School Relief)
(1624 student stations)

FY 06-07

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan) 3124
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan) 5578
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan) 3243

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$72,039.

CAPITAL COSTS: Based on the State's October-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5	x	\$ 13,890	=	\$ 69,450
MIDDLE	3	x	\$ 15,925	=	\$ 47,775
SENIOR	3	x	\$ 21,074	=	\$ 63,222

Total Potential Capital Cost \$180,447

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for Schools to Open in Future Years

School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING + APPROVED) 62 schools	27,514	35,534	40,570

Board-Approved applications for schools opening in subsequent years

Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

W/L	
7014	Mater Per 7901 NW Hialeah G
5010	Oxford Ac 10870 SW Miami, FL
5030	Sandor W 11025 SW Miami, FL
5050	Sunshine 1733 NE 1 N. Miami E
1010	The Chart 855 East V Homestea
6029	Spirit City 3400 NW Opa-locka
7015	Life Skills 3535 NW Miami, FL
6028	Renaissai Temporary 8360 NW Miami, FL

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@mlamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings - North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings - Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACEI Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

Memorandum



Date: 11-AUG-05
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue
Subject: Z2005000094

Fire Prevention Unit:

Fire Engineering has no objection at this time but site plan will have to be reviewed during the permitting process.

Service Impact/Demand:

Development for the above Z2005000094
located at THE SOUTHEAST CORNER OF S.W. 276 STREET & S.W. 157 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

in Police Grid _____ is proposed as the following:

_____	dwelling units	_____	square feet
single		industrial	
_____	dwelling units	_____	square feet
multifamily		institutional	
_____	square feet	_____	square feet
commercial		nursing home	

Based on this development information, estimated service impact is: ___ alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Fire Planning Additional Comments:

N/A

DATE: 11/17/05

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

REDLANDS COVE DEVELOPMENT,
L.L.C.

THE SOUTHEAST CORNER OF S.W.
276 STREET & S.W. 157 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2005000094

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

11-17-05 No violations.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Redlands Cove Development, L.L.C., a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Jose Navarrette	25%
Francisco Navarrette	25%
Javier Avila	25%
Omar Delgado	25%
10405 NW 43 Terrace	
Miami, Florida 33178	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
-------------------------	----------------------------

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11/2/05 12:32 PM

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205-094
NOV 03 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____

Percentage of Stock _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

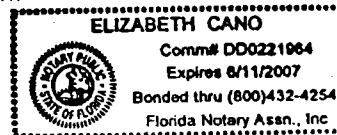
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.
Redlands Cove Development, L.L.C.

By: _____

Sworn to and subscribed before me this 2nd day of November, 2005. Affiant is personally known to me or has produced as identification.

Elizabeth Cano
(Notary Public)

My commission expires 6/11/2007



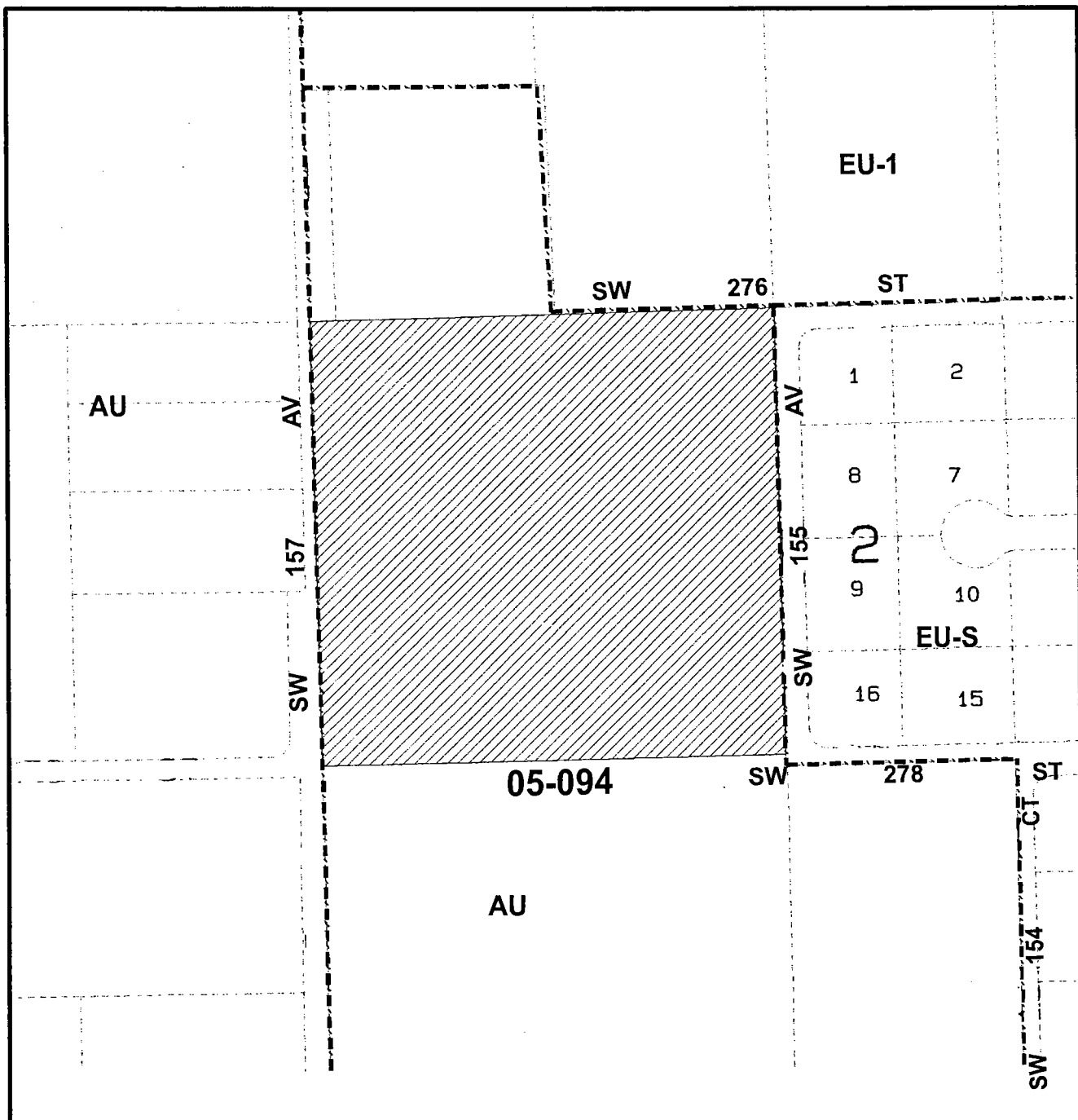
Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

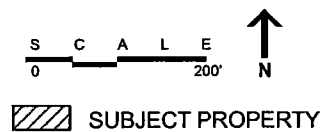
BY JLH

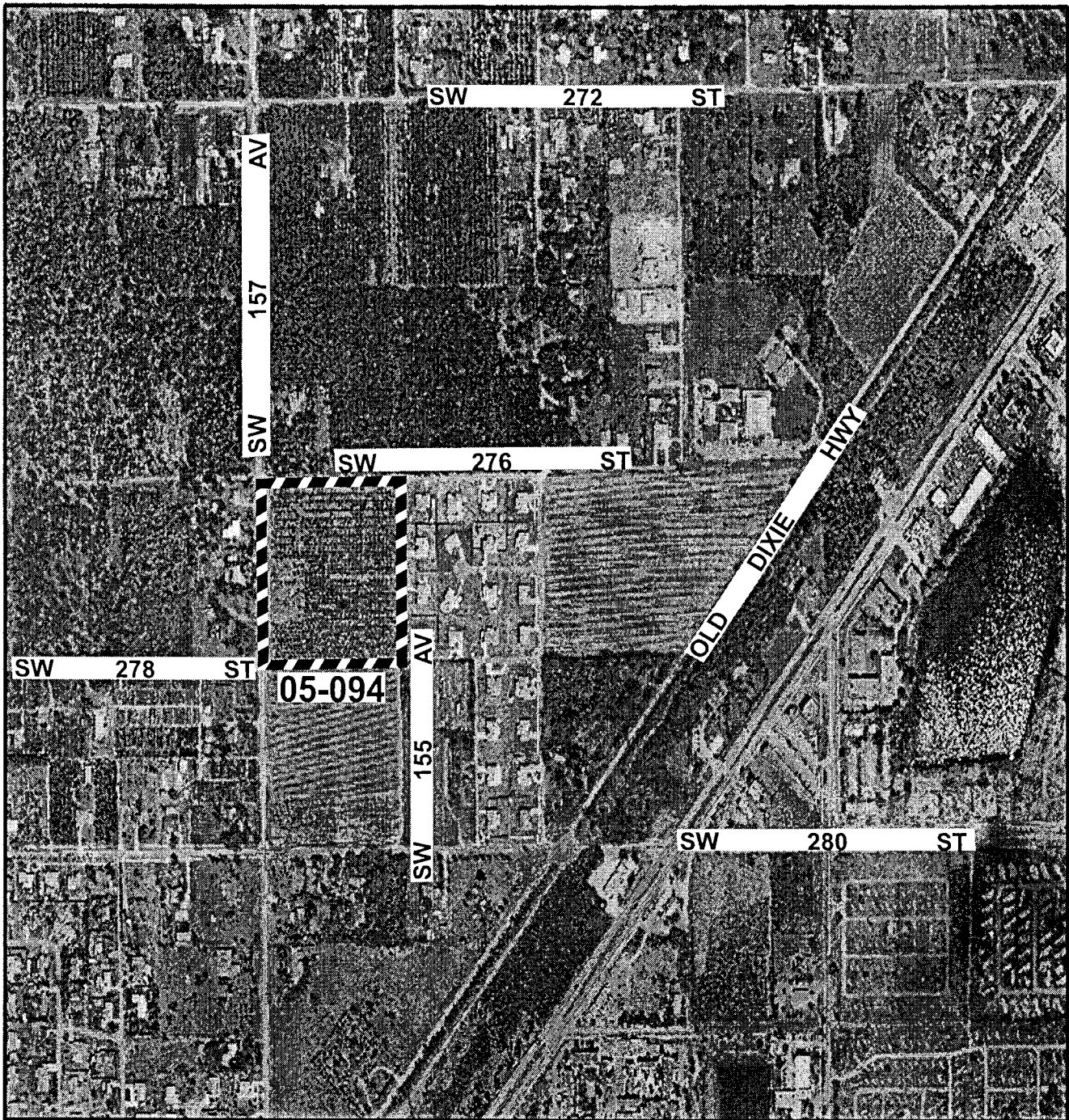
MIAMI 865616.2 7319010205
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**MIAMI-DADE COUNTY
HEARING MAP**

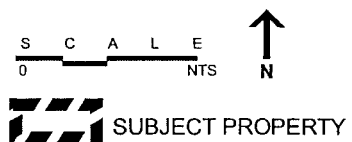
Section: 33 Township: 56 Range: 39
 Process Number: 05-094
 Applicant: REDLANDS COVE DEVELOPMENT LLC
 Zoning Board: C14
 District Number: 8
 Drafter ID: KEELING
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 33 Township: 56 Range: 39
Process Number: 05-094
Applicant: REDLANDS COVE DEVELOPMENT LLC
Zoning Board: C14
District Number: 8
Drafter ID: KEELING
Scale: NTS

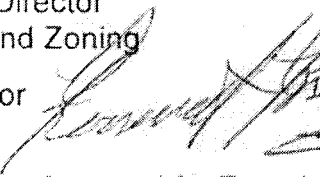


Memorandum



Date: September 30, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit 

Subject: FY-06 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2005 to September 30, 2006, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT Systems Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

✓ H. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department *gmd*

Subject: Update for Blanket Concurrency Approval

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MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Proun
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY			GARBAGE	TRASH	TIRES	TOTAL									
* TOTAL @ 1.84M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
** TOTAL @ 1.72M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
*** TOTAL @ 1.71M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS															
GARBAGE 54.3%			997,000												
TRASH 44.4%			816,000												
SPECIAL (includes Tires) 1.3%			24,000												
TOTAL			1,837,000												
REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR															
Year				Ashfill Capacity *						South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed			
Base Capacity				207,000						4,352,000	3,130,000	146,000			
2003				61,000						3,942,000	2,797,000	100,000			
2004				0						3,668,500	2,402,000	188,000			
2005				0						3,395,000	2,007,000	249,000			
2006				0						3,131,500	1,612,000	249,000			
2007				0						2,868,000	1,217,000	249,000			
2008				0						2,604,500	822,000	249,000			
2009				0						2,341,000	427,000	249,000			
2010				0						2,077,500	32,000	249,000			
2011				0						1,702,000	0	500,000			
2012				0						1,294,500	0	500,000			
2013				0						887,000	0	500,000			
2014				0						479,500	0	500,000			
2015				0						72,000	0	500,000			
2016				0						0	0				
2017				0						0	0				
2018				0						0	0				
Total Remaining Years					0					12	6				

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520